

CERTIFICATE OF APPROPRIATENESS

Application Date: December 6, 2015

Applicant: Ramon Soriano, La Calle, LLC, owner

Property: 915 Franklin Street, Unit CU #8, .0153 Int Common Land & Ele, Bayou Lofts Condo 7th Amend. The property is located in a 9-story commercial/residential brick building situated on a corner lot.

Significance: Contributing Neo-Classical building, constructed circa 1911, located in the Main Street Market Square Historic District.

Proposal: Alteration – Alter the existing non-original storefront bay, add an awning, and install an externally lit sign.

- Removing the non-original existing 15'-10" wide by 18'-4" tall brick enclosure to reopen the storefront.
- Install a new metal and glass storefront system
- Install an aluminum awning secured by overhead braces which will extend 8' over the sidewalk
- Install an 11'-11" wide by 3'-1" tall acrylic sign panel with a centered 5'-5" wide by 3'-1" tall non-illuminated acrylic sign
- Reconstruct the missing stucco cornice to match the other cornices along the building

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



3D RENDERING – FRONT FACING FRANKLIN STREET

PROPOSED



FRONT ELEVATION – FRONT FACING FRANKLIN STREET

EXISTING

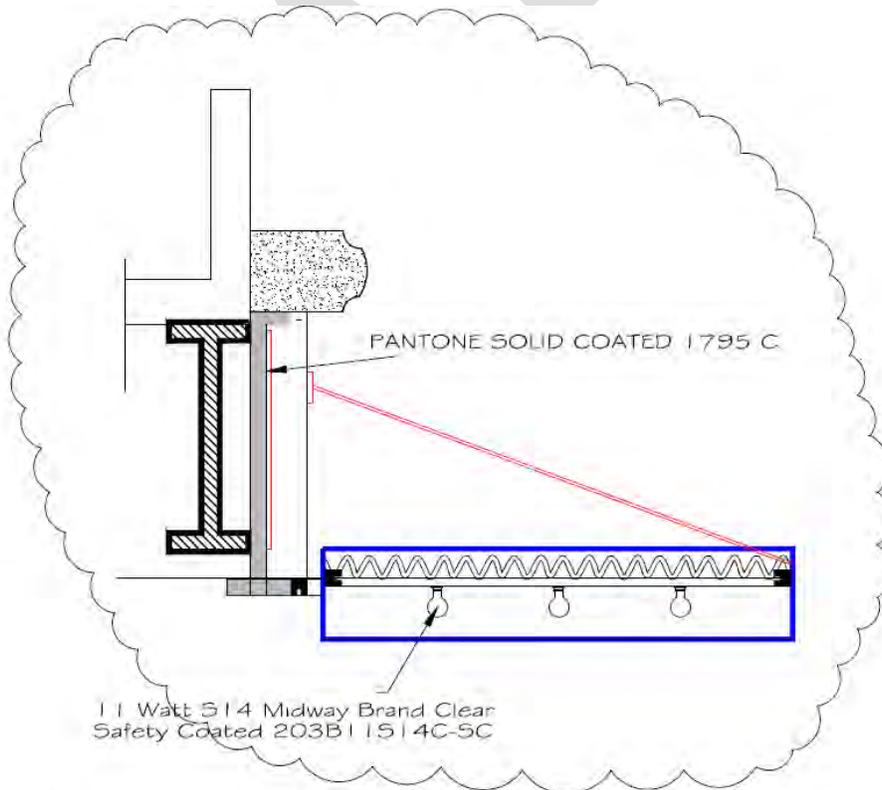


PROPOSED

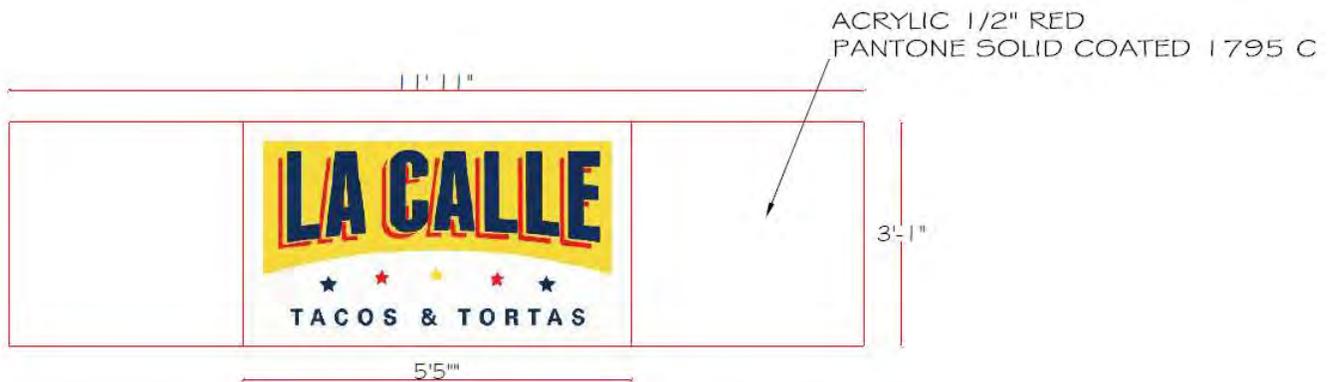


AWNING PLAN / DETAIL

PROPOSED



SIGN DETAIL

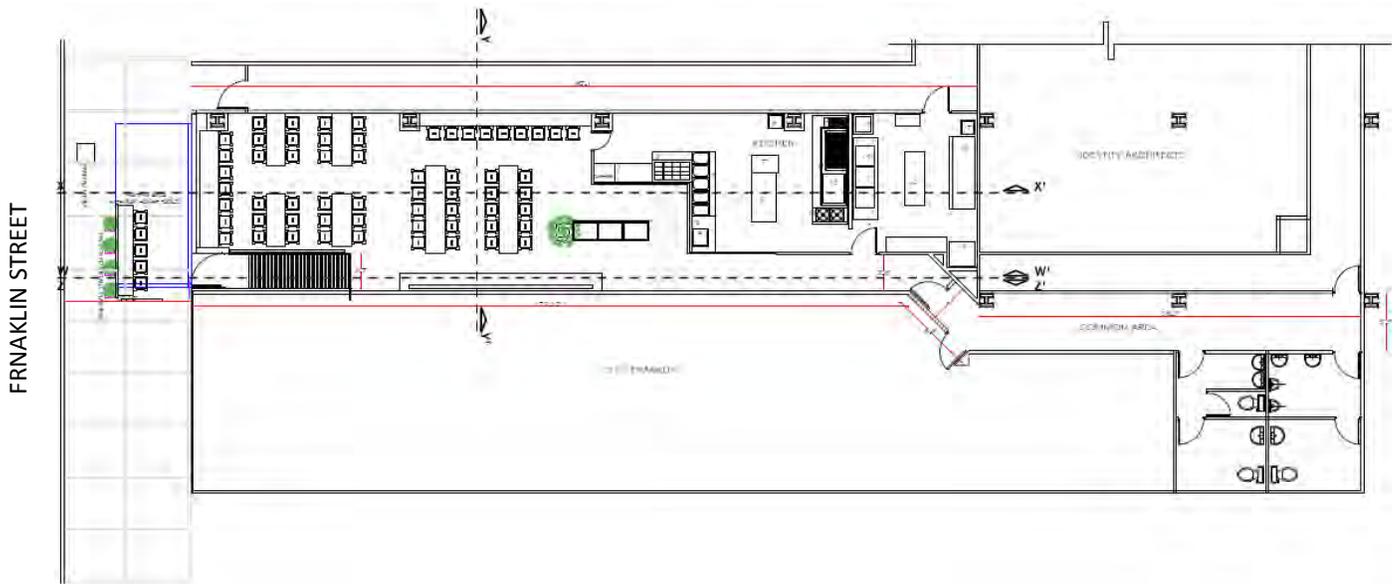


CANOPY EXAMPLE

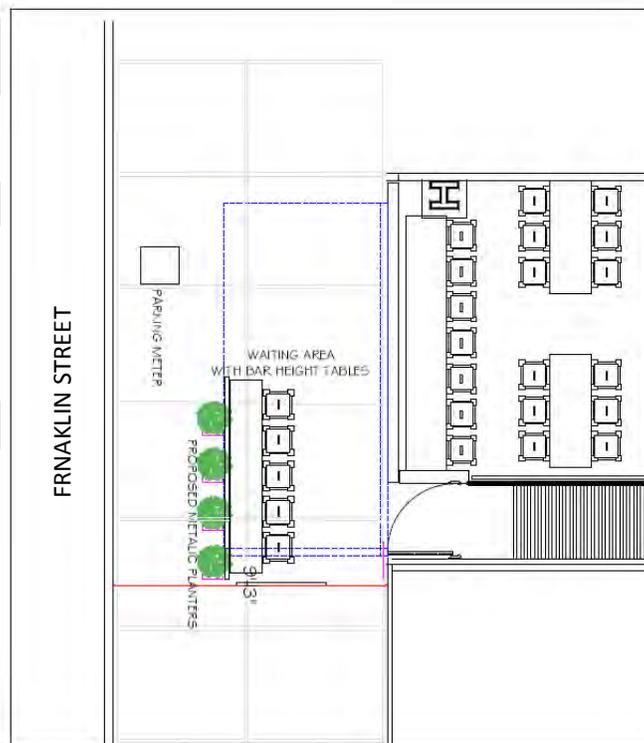


FLOOR PLAN

PROPOSED



ENTRANCE DETAIL



STOREFRONT SYSTEM SCHEDULE

JANUARY, 2016

EC 97909-071

EnCORE™ Framing System

084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

The proposed storefront framing consists of:

EnCORE™ Framing System, a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option that include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1 3/4-inch (44.5) minimal sightline.

EnCORE™ readily adapts to remodel projects and new construction, whether traditional or modern architecture.

- 1-3/4" (44.5) sightline with a 3-9/16" (90.5), 4-1/2" (114.3) depth
- Front or Center (4-1/2") glass applications
- Outside glazed:
- Tempered Dual Pane/Insulated Unit glass
- Screw Spline, Shear Block or Type-B fabrication
- SSG option
- Thermal break via. Polymer glazing clip
- Permanodic™ anodized finishes color #40 dark bronze

DRAFT

EXISTING STOREFRONT CONDITION

(NON-ORIGINAL ENCLOSURE)



EXISTING STOREFRONT PHOTOS

ADJACENT STOREFRONT



PROJECT LOCATION



COMPLIANCE DOCUMENTATION

SUB-HEADING

PROJECT DETAILS

Shape/Mass: The existing 17'-2" wide by 18'-4" tall storefront has previously been enclosed with brick, punctuated only by a single double door and a pair of square decorative geometric brickworks accents.

The proposal includes removing the non-original existing 15'-10" wide by 18'-4" tall brick enclosure to reopen the storefront. A new metal and glass storefront system will be installed. This storefront will be 17'-2" wide by 11'-9" tall. An inset entrance featuring a single 3'-2" wide door will be located on the southern portion of the new storefront. A pair of storefront windows will be installed on the northern portion of the storefront. A 1'-4" knee wall will be located under the pair of windows. A 17'-2" wide 1'-4" tall awning will be installed above the storefront. The awning will extend 7'-9" over the sidewalk. Above the awning will be an 11'-11" wide by 3'-1" tall sign panel with a centered 5'-5" wide by 3'-1" tall non-illuminated sign. Above sign will be a 1'-4" tall cornice designed to match the other cornices along the building. See drawings for more detail

Setbacks: The existing building is has a zero setback and was built at the sidewalk.

The proposed alterations include extending an awning 7'-9" over the sidewalk. The awning will have a clearance of 11'-9" from the sidewalk and will leave 5'-2" of sidewalk free from any intrusion. See drawings for more detail.

Windows/Doors: The existing storefront features a single set of metal and glass double doors and does not feature any windows.

The proposed storefront system will be constructed from aluminum frames and glass panels. See drawings for more detail.

Exterior Materials: The storefront has previously been bricked in. This existing non-original brick will be removed to pen up the storefront. A stucco cornice will be added below the existing second floor windows to match the other storefronts along the façade of the building. The proposed storefront system will be comprised of aluminum and glass. Matching brick, limestone, and granite elements will be installed in-kind to match the rest of the structure. The proposed awning will be constructed from aluminum V-shaped Panels. The awning will project 7'-9" and will use overhead braces suitable for commercial establishments. The proposed sign panel will be constructed from a piece of ½" acrylic. A 2'-11" tall and 7'-8" deep railing will be installed along a portion of the façade to create an outdoor patio space. See drawings for more detail.

**Front Elevation:
(Southwest)** The existing storefront has previously been altered. The first story of has been bricked in leaving only a set of doors located on the southern portion. The area above the door has also been bricked in, but includes a pair of square brick details featuring geometric patterns. The Second story features a three part window (this will not be altered in any way).

The existing storefront will be reopened and a new storefront will be constructed. The southern portion will feature the entrance. The northern portion will feature a two part storefront window system over a knee wall. An awning will span the storefront. The area above the awning will include a sign panel with a centered sign. Above the sign, and below the second story three part window, a new cornice will be installed. This cornice will match the other cornices located on the building. See drawings for more detail.